

MEMORANDUM

July 15, 1971

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney
SUBJECT: BOARD OF APPEAL REFERRALS

Petition No. Z-2173
Elvet E. Laird
6 Sever Street, Charlestown

The petitioner seeks a conditional use permit and three variances for a change of occupancy from a three family dwelling to a three family dwelling, doctors' offices and medical facilities, and to erect a three story doctors' office addition in an apartment (H-1) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. Doctors' offices are conditional in an H-1 district.		
Section 15-1. Floor area ratio is excessive.	1.0	3.0
Section 17-1. Open space is insufficient.	400 sf/du	20 sf/du
Section 20-1. Rear yard is insufficient.	10 ft.	7 ft.

The property located on Sever Street near the intersection of Cambridge Street at Sullivan Square, outside of the Charlestown Urban Renewal Area project boundaries, contains a three story structure. The petitioner proposes to erect the addition for doctors' offices and medical facilities at the right rear of the structure. The proposal would seriously hinder essential light and air to the residential property and would substantially decrease the remaining open space. Recommend denial as submitted.

VOTED: That in connection with Petition No. Z-2173, brought by Elvet E. Laird, 6 Sever Street, Charlestown, for a conditional use permit and three variances for a change of occupancy from a three family dwelling to a three family dwelling, doctors' offices and medical facilities, and to erect a three story office addition to a three family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. The proposed medical facility and office addition would seriously hinder essential light and air to the residential property and would substantially decrease the remaining open space.

Board of Appeal Referrals 7/15/71

Petition No. Z-2178
James M. Kickham
812-814 Centre Street, Jamaica Plain

Petitioner seeks seven variances to erect a three story twelve unit apartment building in a residential (R-.8) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 10-1. Parking not allowed in front yard nor within five feet of side lot vine		
Section 14-2. Lot area for additional dwelling unit is insufficient.	1500 sf/du	564 sf/du
Section 15-1. Floor area ratio is excessive.	0.8	0.9
Section 17-1. Open space is insufficient.	800 sf/du	311 sf/du
Section 18-1. Front yard is insufficient (Centre St.)	20 ft.	10 ft.
Section 18-4. Front yard is insufficient (Ballard Street)	20 ft.	10 ft.
Section 20-1. Rear yard is insufficient.	40 ft.	10 ft.

The property, located on Centre Street at the intersection of Ballard Street, contains a two story frame structure which would be demolished. The proposed structure would be consistent with other apartment structures in the immediate neighborhood. Sufficient off street parking would be supplied. The staff recommends that building, site and landscaping plans be submitted for design review. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2178, brought by James M. Kickham, 812-814 Centre Street, Jamaica Plain, for seven variances to erect a three story twelve unit apartment structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval provided that the proposed building, site and landscaping plans are submitted to the Authority for design review. The proposed structure would be consistent with other apartment structures in the immediate neighborhood. Sufficient off street parking would be supplied.

8-814 CENTRE ST.
(J.P.)



Board of Appeal Referrals 7/15/71

Petition No. Z-2200
New England Deaconess Hospital
380 Longwood Avenue & 155 Pilgrim Road
Roxbury

Petitioner seeks a conditional use permit and two variances to erect a five story and basement 415 car parking garage in an apartment (H-2) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. An ancillary parking garage is conditional in an H-2 district.		
Section 15-1. Floor area ratio is excessive.	2.0	4.3
Section 18-4. Front yard is insufficient.	10 ft.	8 ft.

The property, located on Longwood Avenue at the intersection of Pilgrim Road in the Fenway Urban Renewal Area, contains 36,432 square feet of vacant land. The proposed structure would be a five story reinforced concrete parking garage of split level design and would accommodate 415 cars. The proposed facility would alleviate existing crowded conditions in this institutional area and is consistent with the City Medical Institution Policy Statement and the Fenway Urban Renewal Plan. The staff recommends that the proposal be submitted for design review.
Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2200, brought by New England Deaconess Hospital, 380 Longwood Avenue and 155 Pilgrim Road, in the Fenway Urban Renewal Area, for a conditional use permit and two variances to erect a five story and basement 415 car garage in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval provided that the proposal be submitted to the Authority for design review. The proposed facility would alleviate existing crowded conditions in this institutional area and is consistent with the City Medical Institution Policy Statement and the Fenway Urban Renewal Plan.

Z-2200

380 LONGWOOD AVE.

(ROX.)

64,900

4428

[illegible]

Board of Appeal Referrals 7/15/71

Petitions Nos. Z-2205 - 2206
Intervale Realty Trust
Hugh P. Kelly, et al, Trustees
195-201 Quincy Street, Dorchester

Petitioner seeks two forbidden use permits and six variances for a change of occupancy in two separate buildings from a store and seven apartments to eight apartments, and, from two stores and six apartments to eight apartments in a local business (L-1) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
<u>195-197 Quincy Street</u>		
Section 8-7. A dwelling converted for more families and not meeting the requirements of lot area, open space and off street parking is forbidden in an L-1 District.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	1000 sf/du	0
Section 17-1. Open space is insufficient.	400 sf/du	77 sf/du
Section 23-1. Off street parking not provided.	1 space	0

199-201 Quincy Street

Section 8-7. A dwelling converted for more families and not meeting the requirements of lot area, open space and off street parking is forbidden in an L-1 district.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	1000 sf/du	0
Section 17-1. Open space is insufficient.	400 sf/du	77 sf/du
Section 23-1. Off street parking not provided.	2 spaces	0

The property, located on Quincy Street at the intersection of Dunkeld Street in the Model Cities area, contains two apartment dwellings. The petitioner proposes to completely rehabilitate the interiors and exteriors of the structures. The proposed residential conversion would be appropriate and would provide urgently needed apartment units in this neighborhood. Recommend approval.

VOTED: That in connection with Petitions Nos. Z-2205-2206, brought by Intervale Realty Trust, 195-201 Quincy Street, Dorchester in the Model Cities Area, for two forbidden use permits and six variances for a change of occupancy in two separate buildings from one store and seven apartments to eight apartments and two stores and six apartments to eight apartments in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. The proposed residential conversion would be appropriate and would provide urgently needed apartment units in the neighborhood.

Z-2205-06
 5-201 QUINCY ST.
 (DOR.)

Board of Appeal Referrals 7/15/71

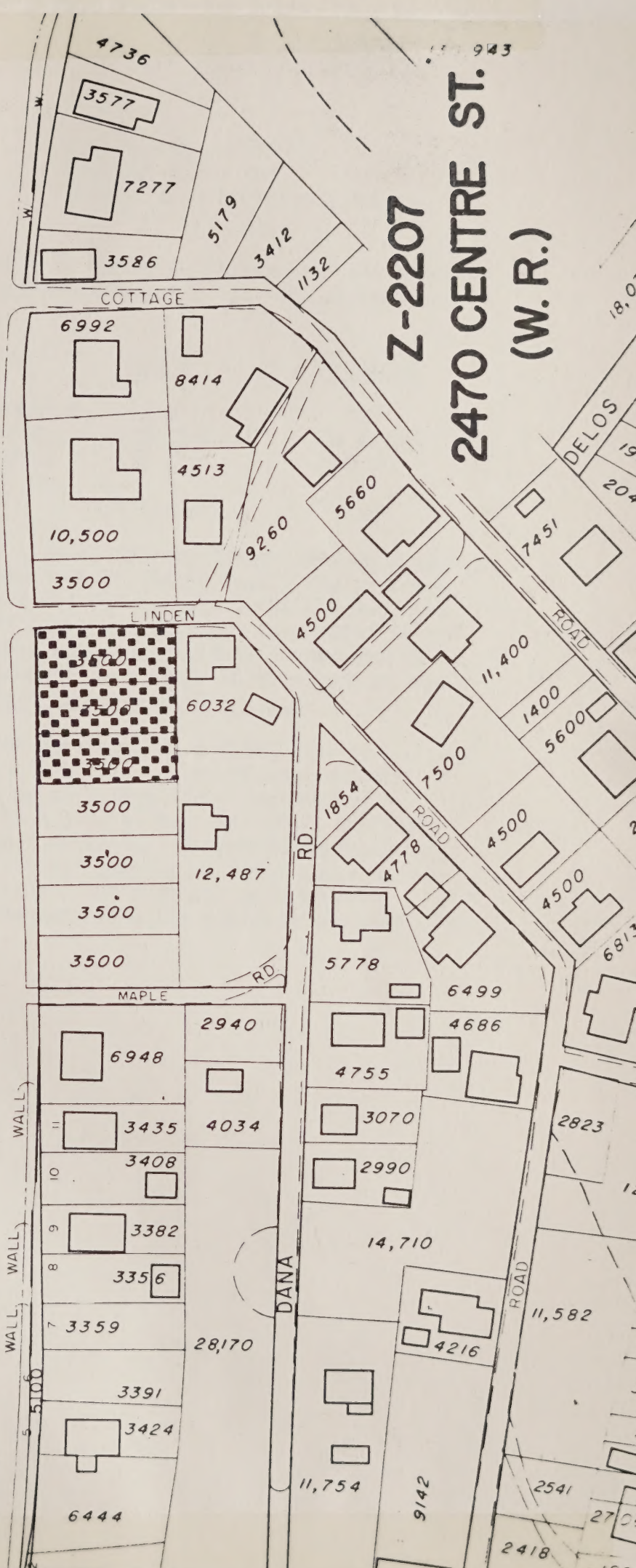
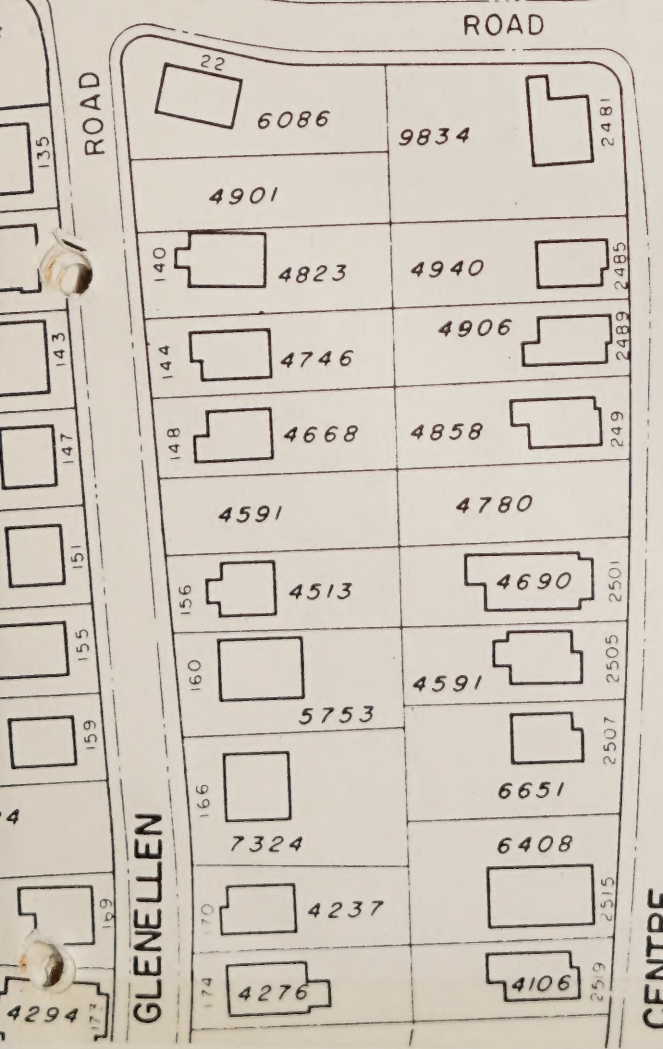
Petition No. Z-2207
Ernest L. D'Amaro
2470 Centre Street, West Roxbury

Petitioner seeks a forbidden use and a variance to erect a two family dwelling in a single family (S-.5) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A two family dwelling is forbidden in an S-.5 district.		
Section 18-1. Front yard is insufficient.	30 ft.	25 ft.

The property, located on Centre Street at the intersection of Linden Road, contains 11,149 square feet of vacant land. The area of the lot is sufficient to maintain the existing density of the neighborhood. The yard violation is minimal and would not have a significant affect on adjacent properties. Recommend approval.

VOTED: That in connection with Petition No. Z-2207, brought by Ernest L. D'Amaro, 2470 Centre Street, West Roxbury, for a forbidden use permit and a variance to erect a two family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval. The area of the lot is sufficient to maintain the existing density of the neighborhood. The yard violation is minimal and would not have a significant affect on adjacent properties.



Z-2207
2470 CENTRE ST.
(W.R.)

Board of Appeal Referrals 7/15/71

Petition No. Z-2208
Douglas Realty Inc.
229-237 Hanover Street, Boston

Petitioner seeks four variances to erect a five story residential (10 units) - commercial structure in a general business (B-2) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 15-1. Floor area ratio is excessive.	2.0	3.8
Section 17-1. Open space is insufficient.	100 sf/du	34 sf/du
Section 20-1. Rear yard is insufficient.	13 ft.	10 ft.
Section 23-7. Off street parking not provided.	11 spaces	0

The property, located on the southeast side of Hanover Street between Richmond and Cross Streets, contains 2,315 square feet of vacant land. The proposed residential occupancy would consist of eight one bedroom units and two, two bedroom units. A restaurant and retail store would occupy the ground floor. The proposal is reasonable and in harmony with the residential-commercial character of the area. The staff recommends that space be acquired or leased to provide off street parking. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2208, brought by Douglas Realty Inc., 229-237 Hanover Street, Boston, for four variances to erect a five story residential - commercial structure in a general business (B-2) district, the Boston Redevelopment Authority recommends approval provided that the petitioner acquire or lease space to supply off street parking. The proposed development is reasonable and in harmony with the residential-commercial character of the area.

Z-2208

229-237 HANOVER ST.
(B.P.)



Petition No. Z-2209
Great Atlantic Trust - Fayette St.
Lois A. Cugini, Trustee
19 Fayette Street, South Cove

Petitioner seeks two variances for a change of occupancy from light industry (upholstering) to eight apartments in an apartment (H-2) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 17-1. Open space is insufficient.	150 sf/du	0
Section 23-1. Off street parking not provided	6 spaces	0

The property, located on Fayette Street near the intersection of Jefferson Street in the South Cove Urban Renewal Area, contains a three story brick structure. The proposed conversion would be harmonious with the residential nature of the neighborhood. The staff recommends that space be acquired or leased to provide the required off street parking and that the proposed remodeling plans be submitted to the Authority for design review. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-2209, brought by Great Atlantic Trust - Fayette Street, Lois A. Cugini, Trustee, for two variances for a change of occupancy from light industry (upholstering) to eight apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval provided that space be acquired or leased to supply the required off street parking and that the proposed remodeling plans be submitted to the Authority for design review.



Z-2209
19 FAYETTE ST.
(B.P.)



Board of Appeal Referrals 7/15/71

Petition No. Z-2210
Leo R. Sullivan
47 Washington Street, Hyde Park

Petitioner seeks two variances to erect a one family dwelling in a single family (S-.5) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 14-3. Lot width is insufficient.	60 ft.	50 ft.
Section 14-4. Street frontage is insufficient	60 ft.	50 ft.

The property, located on Washington Street between Garfield and Dana Avenues, contains 6,790 square feet of vacant land. The violations are minimal and would not have an adverse affect on the surrounding properties. Recommend approval.

VOTED: That in connection with Petition No. Z-2210, brought by Leo R. Sullivan, 47 Washington Street, Hyde Park, for two variances to erect a one family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval. The violations are minimal and would not have an adverse affect on the surrounding properties.

[illegible]

Board of Appeal Referrals 7/15/71

Petition No. Z-2212
Boston Redevelopment Authority
Roxbury Comprehensive Community
Health Center, Inc.
435 Warren Street, Washington Park

Petitioner seeks two variances to erect a four story health clinic in an apartment (H-1) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 10-1. Parking not allowed in front yard		
Section 23-1. Off street parking is insufficient	40 spaces	26 spaces

The property (Parcel I-4), located on Warren Street between Townsend and Hazelwood Streets in the Washington Park Urban Renewal Area, contains 41,699 square feet of vacant land. The Roxbury Comprehensive Community Health Center has been tentatively designated as developer by the Authority. The proposed structure would be utilized as an out patient clinic with attendant administrative and service facilities. The use would conform with the Washington Park Urban Renewal Plan and would provide a significant service to this community. Recommend approval.

VOTED: That in connection with Petition No. Z-2212, brought by Boston Redevelopment Authority and Roxbury Comprehensive Community Health Center, Inc., 435 Warren Street, in the Washington Park Urban Renewal Area, for two variances to erect a four story health clinic in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. The proposed out patient clinic would conform with the Washington Park Urban Renewal Plan and would provide a significant service to the community.

Z-2212
435 WARREN ST.
(ROX.)



Board of Appeal Referrals 7/15/71

Petition No. Z-2215
Joy Investment Trust
25 Temple Street, Boston

Petitioner seeks a forbidden use permit and a variance for a change of occupancy from a store and nine families to ten families in an apartment (H-2-65) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families and not meeting the requirements of open space is forbidden in an H-2-65 district.		
Section 17-1. Open space is not provided.	150 sf/du	0

The property, located on Temple Street near the intersection of Cambridge Street, contains a five story brick apartment dwelling. The petitioner is presently remodeling the existing nine units under a recently issued building permit. It is now proposed to convert the vacant ground level store into a two bedroom apartment. The Beacon Hill Architectural Commission has approved a proposed front facade to replace the store front. The proposal would be desirable and would conform with the residential nature of the neighborhood. Recommend approval.

VOTED: That in connection with Petition No. Z-2215, brought by Joy Investment Trust, 25 Temple Street, Boston, for a forbidden use permit and a variance for a change of occupancy from a store and nine families to ten families in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. The proposed apartment conversion would be desirable and would conform with the residential nature of the neighborhood.

Z-2215
25 TEMPLE ST.
(B.P.)

CAMBRIDGE

STREET

NEW

CHARDON

LYNDE ST.

STANIFORD

OLD WEST
CHURCH
(METHODIST)

HOUSE

20,220

$$\begin{array}{r} 12 \overline{) 598} \end{array}$$

35,714

1287

4173

A detailed street map of a residential area in Chicago. The map shows several streets and building footprints. The streets are labeled as follows:

- W.R. CARDINAL O'CONNELL WAY**: A street running diagonally from the top right towards the bottom left.
- LYNDE ST.**: A street running horizontally across the middle of the map.

The map includes several lot numbers and building descriptions:

- 20,220**: A large lot number in the upper left area.
- 12,598**: A lot number in the upper middle area.
- OTIS HOUSE**: A building footprint located below the 12,598 lot.
- 35,714**: A lot number in the lower middle area.
- 1287**: A lot number in the lower middle area, adjacent to the 35,714 lot.
- OLD WEST CHURCH (METHODIST)**: A building footprint located below the 1287 lot.
- 14,731**: A lot number in the lower left area.
- 4173**: A lot number in the bottom left corner.

WMA

WELL WAY

ST

ST.

190	182
193	178
	176
WALL	108086
	900
	84
1447	

ST.

LANE

ST.

ST.

HANCOCK

RIDGEWAY

EMPLE

BOWEN

NEW STATE OFFICE BLDG

190	182
193	178
190806	176
WALL	900 th
147	
6100	
3068	72
26,688	

[illegible]

8	14	10	8	6	4	154
2297	2295	2227		8292		152
						148
						146
						144
	14	12	10			LANE

19	17	15	13	11	9	7
2533	1840	2028	1900	2015	2180	3780
2540	2380					
142	140	138	136	134	132	

[illegible]

Board of Appeal Referrals 7/15/71

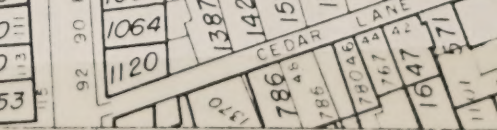
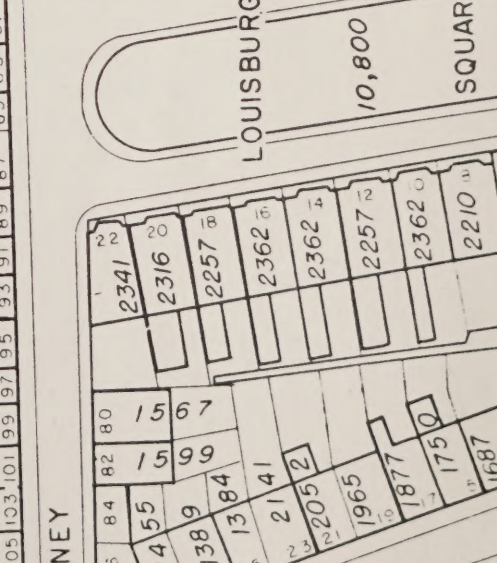
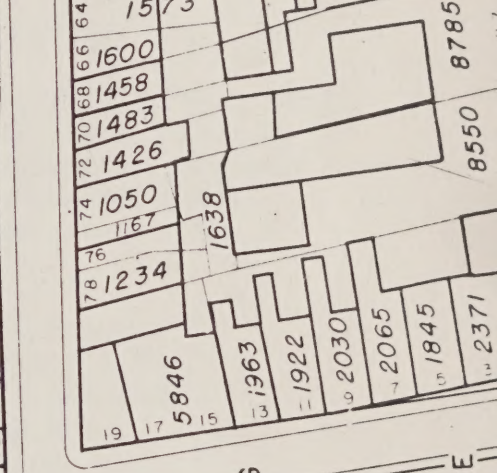
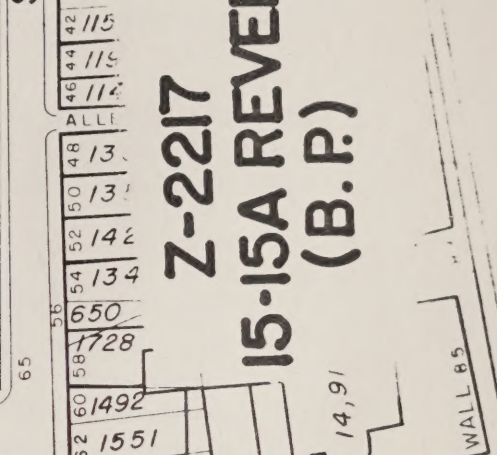
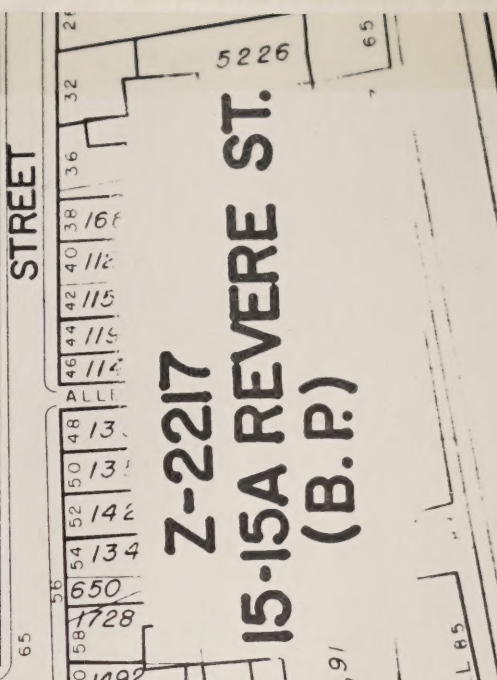
Petition No. Z-2217
Sumner Tye
15-15A Revere Street, Beacon Hill

Petitioner seeks a change in a non conforming use for a change of occupancy from nine families and three stores to nine families and one store in an apartment (H-2-65) district. The proposal would violate the code as follows:

Section 9-2. A change in a non conforming use requires a Board of Appeal Hearing.

The property, located on Revere Street at the intersection of Garden Street, contains a five story masonry structure. The conversion has already occurred. A television-radio repair facility presently occupies the store. The conversion has no adverse effect on this residential-local business neighborhood. Recommend approval.

VOTED: That in connection with Petition No. Z-2217, brought by Sumner H. Tye, 15-15A Revere Street, Beacon Hill, for a change in a non conforming use for a change of occupancy from nine families and three stores to nine families and one store in an apartment (H-2-65) district, The Boston Redevelopment Authority recommends approval. The conversion has already occurred. The use would have no adverse affect on this residential-local business neighborhood.



Z-2217
15-15A REVERE ST.
(B.P.)

Board of Appeal Referrals 7/15/71

Petition No. Z-2218
E. DiPietro & B. DeAcetis
346-348 Medford Street, Charlestown

Petitioner seeks a forbidden use permit, a change in a non conforming use and a variance for a change of occupancy from a store and one apartment to an office and two apartments in an apartment (H-1) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families and not meeting the requirements of lot area is forbidden in an H-1 district.		
Section 9-2. A change in a non conforming use requires a Board of Appeal Hearing.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	1000 sf/du	0

The property, located on Medford Street between Cook and Sackville Streets in the Charlestown Urban Renewal Area, contains a vacant three story frame structure which would be completely rehabilitated and restored to a productive occupancy. Work would be performed in accordance with plans prepared by the BRA staff. The proposal conforms to the terms and provisions of the Charlestown Urban Renewal Plan. Recommend approval.

VOTED: That in connection with Petition No. Z-2218, brought by E. DiPietro and B. DeAcetis, 346-348 Medford Street in the Charlestown Urban Renewal Area, for a forbidden use permit, a change in a non conforming use and a variance for a change of occupancy from a store and one apartment to an office and two apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. The vacant structure would be completely rehabilitated and restored to a productive occupancy. Work would be performed in accordance with plans prepared by the Authority. The proposal conforms to the terms and provisions of the Charlestown Urban Renewal Plan.

MEDFORD

MEDFORD

STREET

2562

BUNKER

77114

7-2218

STANDARD

TS

[illegible]

230	232	236
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SEX COLONY BIRCH

WOODS ROAD

1950